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## Terraced Townhouse

Puerto Banús



Rooms: 3

Bathrooms: 3

M<sup>2</sup>: 163

Price: 620,000 €

Status: Sale

Property Type: Terraced  
Townhouse

Reference: R4302013

Publish date: 14.01.24

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**Overview:** Superb three bedroom townhouse for sale in El Palmeral, Nueva Andalucia. This gated community enjoys a highly-enviable location; within walking distance to all amenities, including a great selection of bars, restaurants, supermarkets and gourmet organic markets, plus the beach and Puerto Banus Marina is only 2km away. Marbella, San Pedro and the prestigious Golf Valley are all easily accessible by car. The community offers stunning gardens surrounding a beautiful swimming pool, separate childrens' pool, Jacuzzi and gymnasium. Built over three levels, the property provides ample space with various terraces that allow for sun at any time of the day. The entrance level briefly comprises; fully fitted kitchen, guest toilet, and a large living/dining room with open fireplace, and direct access to the terrace which leads directly into the communal gardens and swimming pool area. The first floor offers two bedrooms, both with en-suite facilities and a small private terrace. On the second level you find the third bedroom with en-suite bathroom and two large terraces. All bedrooms are a very good size and the property comes with two private garage parking spaces for one vehicle and private storage. With the security of a gated community, and the convenience of being within walking distance to all amenities, this is a fantastic option for anyone wishing to buy in Nueva Andalucia, whilst being walking distance to absolutely everything. This property also has a first occupation licence so ideal for short term rentals!!!

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Features:

Pool, Air conditioning, None, None, None, Parking, Golf, None, None, None